



29 Leigh Road,
Walsall, WS4 2DT

Offers in the Region Of £380,000

Walsall

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Leigh Road is situated in a sought after residential location and is brought to the market offering excellent family accommodation.

The property is approached via a gravel driveway offering ample off-road parking to the occupier and leading to the welcoming front door entrance.

To the ground floor, the property has been thoughtfully extended and benefits from a reception hallway with doors off and stairs leading to the first floor.

To the front of the ground floor there is a pleasant sitting room with bay window. Continuing through there is a family lounge which opens into the extended open plan kitchen and dining room which enjoys lantern ceiling and views over the rear garden. In addition, the ground floor accommodation benefits an extended study/office, utility area and ground floor shower room.

To the first floor, there are two double bedrooms and a further single bedroom along with a well-appointed family bathroom which comprises roll top free standing bath, high level wc, hand wash basin and separate shower cubicle.

To the rear, the garden forms a particular feature of the property with extensive lawn and shrub borders, decked area and free-standing built log storage.

Viewing is recommended at the earliest possible opportunity to fully appreciate the accommodation being offered for sale.





Property Specification

Hallway

Sitting Room - 13' 6" max x 11' 11" max
(4.12m max x 3.62m max)

Lounge - 12' 4" x 11' 11"
(3.77m x 3.63m)

Open Plan Kitchen Diner - 18' 2" x 12' 9"
(5.53m x 3.89m)

Utility Room - 18' 5" max x 5' 11"
(5.61m x 1.81m)

Ground Floor Shower Room

Bedroom One - 14' 2" max x 10' 8" max
(4.31m x 3.24m)

Bedroom Two - 12' 5" x 10' 9"
(3.78m x 3.27m)

Bedroom Three - 8' 1" x 7' 3"
(2.47m x 2.21m)

Family Bathroom - 9' 11" x 7' 1"
(3.01m x 2.17m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 20th August 2024

Viewer's Note:

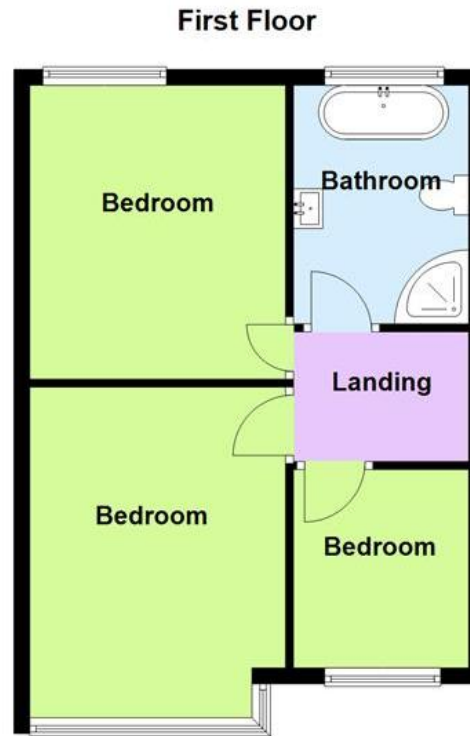
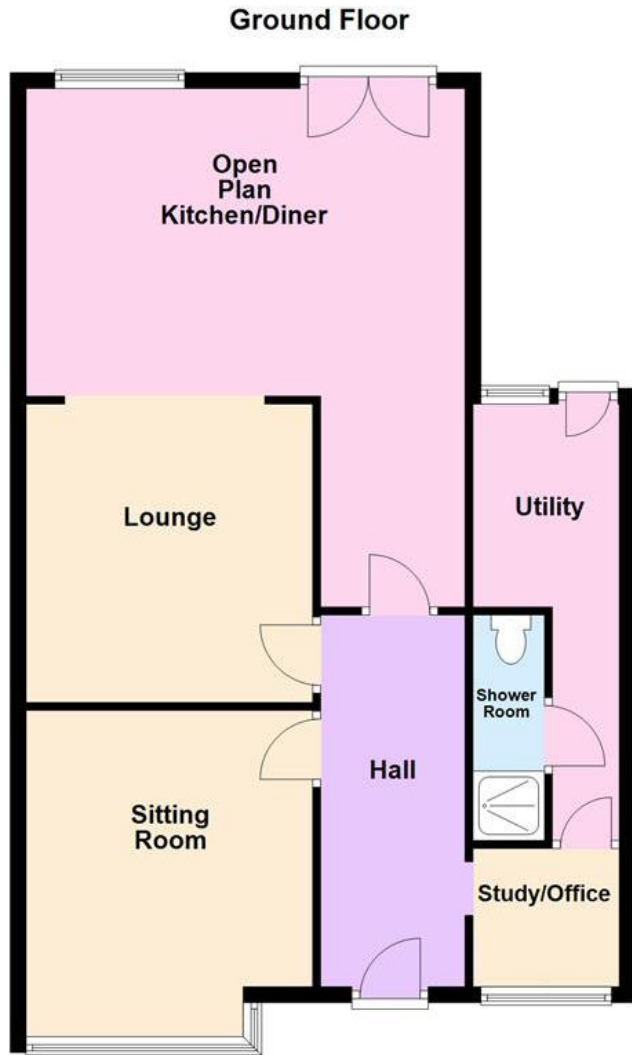
Services connected: Gas, Electric, Drainage & Water

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

